

Memo

To: City Council
From: Barbara B. Matthews, City Manager
Date: June 20, 2005
Re: Community Center Update

During the discussion of the Community Plaza Level bid on June 13, 2005, there were a number of questions posed about various Proposed Change Orders (PCOs). As a reminder, the contractor submits the PCOs, which the city then reviews. Upon completing its review, the city decides whether to accept them as presented, accept them as modified, or reject them.

The following information is offered to enhance your understanding of the PCOs that were discussed on June 13, 2005:

PCO 1061--Barrel Vault Feature

The latest project rendering reflects the barrel vault design. The PCO arose from the contractor's assertion that additional compensation is warranted due to a conflict in certain drawings. This matter is still pending.

PCO 1062--Additional Railing

The city and the contractor have reached agreement on the lineal footage for the additional railing. Earlier today, the city received revised pricing from the contractor based on the agreed upon lineal footage. The revised price of \$52,002 is currently under review by the city. For comparative purposes, the value of this item as of the June 13, 2005 financial report was \$102,588.

Please note that the contractor had requested additional time of ten days and associated extended overhead for this PCO. The city plans to reject this request.

PCO 1064--Flood Wall

Issues related to the flood barrier were still pending at the time of the contract execution due to the city's on-going discussions with Montgomery County. The city and the contractor have agreed on the portions of the PCO relating to masonry, site, flood barrier, electrical, traffic lid, and back flow preventer issues. The outstanding issue concerns the quantity of concrete and the subcontractor's cost for the installation.

PCO 1066--Temporary Slope

This PCO was recently resolved and will be processed as part of Change Order No. 21. Work included the installation of a segmented wall, grading, asphalt, curb and gutter, and stairs leading from the plaza down to Grant Avenue. The wall and the stairs are necessary for emergency egress off of the plaza--a requirement for the Certificate of Occupancy.

PCO 1071--Wall Fans in the Atrium

The base bid documents did not include the installation of the skylight. The specifications provided for the installation of four wall fans in the theater wall, which is where the fans are located.

The add alternate to the base bid provided for the installation of a skylight system. As part of this alternate, three fans would have been installed on the opposite interior wall. This alternate was not accepted by the city.

According to Ms. Jeryl DiPietro of Charron Consulting, the PCO submitted by the contractor reflects the installation of a fourth fan and certain demolition, masonry, steel, and drywall work. The description of this item will be re-worded in future reports for clarity.

The status of this PCO is still pending. Based on the information submitted to date, the city plans to reject this PCO. The city will re-evaluate this position if the contractor submits supplemental information justifying its request for additional compensation.

PCO 1089--Backfill at the Flood Wall

This PCO was recently resolved and will be processed as part of Change Order No. 21. The PCO includes importing new soil and gravel required to backfill the entire area between the flood wall and the existing curb on Maple Avenue and a portion of Philadelphia Avenue due to unsuitable soils. Please note that this is not the area where the proposed gym would be located.

PCO 1098--Air Handler Unit # 9

During the installation of the HVAC system, the contractor determined that Air Handler Unit #9, located in the basement area, was not functioning. The value of the PCO is still pending.

Other Construction Issues

During the discussion on Monday night, there were other issues raised by various members of the City Council. In regard to the library facade, the contractor installed footers at the flood wall, reinforcement of concrete inside of the footers, and the turret tower foundation to provide for the possible future installation of the facade. The square holes located in the flood wall are space for the mini back flow preventers. In regard to the down spout drainage issue near the library, the project architect is preparing a design to tie into the storm water sewer system.